**Bradley** Heights **Apartments** 

Puyallup,

## Timberlane **Partners**

Revisions

No. Date Description civil site preparation and 1 8-30-24 Owner Changes/ Permit Corrections 2 4-24-25 Permit Corrections

Planning Division Approved Site Plan (253) 864-4165 MINIMUM SETBACK REQUIREMENTS

See permit

conditions.

06/04/2025

1:46:58 PM

Refer to the approved civil

plans permitted under civil

construction permit

utility infrastructure.

CITY OF PUYALLUP

PRCCP20240845 for all

Front Yard: 10 ft Rear Yard: 0 ft Interior Side Yard: Left: 0 ft Right: 0 ft Street Side Yard: N/A

Zoning District: RM-CORE Permit #: PRMU20240285

SITE KEY

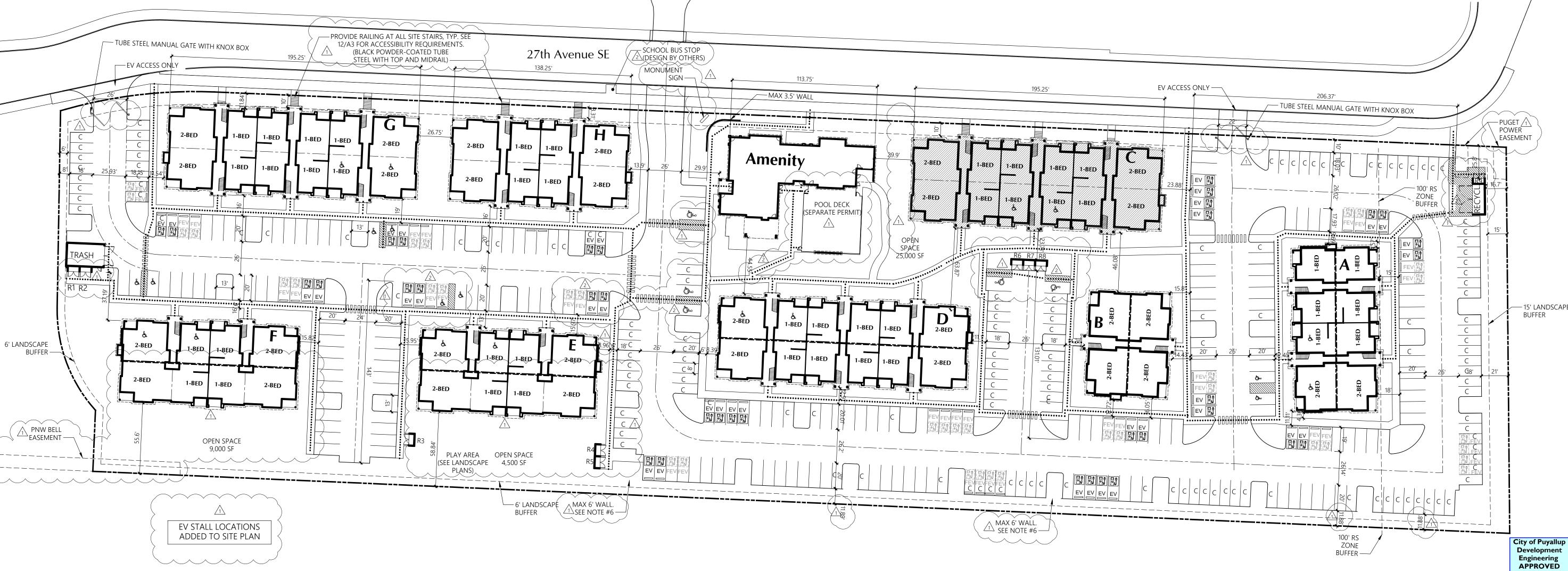
or stub above grade in the vicinity of the designated future electric vehicle charging locations, protected from

vehicles by a wheel stop.

Additional Conditions/Comments

Staff: RNBrown Date: 05/07/2024 Front, rear, and side yard property lines shall be marked with string from surveying pins prior to footing inspection.

Sunset Garden Senior Living Apartments



SITE INFORMATION

SITE ADDRESS: <sup>→</sup> Puyallup, WA

PARCEL #: 419036006 SITE AREA: 339,107 SF (7.785 Acres)

ZONE: RM-CORE SETBACKS: NORTH/FRONT: 10 FT setback to buildings WEST/SIDE: 0 FT Building setback - 6 FT landscape buffer SOUTH/REAR: 0 FT Building setback - 6 FT landscape buffer

EAST/SIDE: 25 FT Building setback - 15 ft landscape buffer

BUILDING HEIGHT: 50' Max

DENSITY: Min 16 units per acre (125 units) no Max density

LOT COVERAGE: Max 90%

**EASEMENTS**:

LANDSCAPE AREA: Min 10% of net lot area (33,910 SF) OPEN SPACE: 10% of net lot area (33,910 SF)

38,500 SF provided

no existing easements on site

PRIVATE OPEN SPACE: 60 SF per ground floor unit 10' x 6' per upper story unit

1.5 PARKING SPACES PER UNIT PARKING: Required Parking: 354 Stalls Provided Parking: 354 Stalls

PARKING	SUMMAR	Υ	
Parking Stalls Required	354		
Standard Stalls	125		
Compact Stalls 41.5%	99		
Parallel Stalls	0		
Carport Stalls	117		
Attached Garage Stalls	0		
Detached Garage Stalls	0		
Accessible Standard Stalls	6		
Accessible Van Stalls	4	$\left(\begin{array}{c} \\ \\ 2 \end{array}\right)$	
Accessible Parallel Stalls	0		
Accessible Carport Stalls	2	$\sqrt{2}$	
Accessible Garage Stalls	0,		
Tandem Stalls	0		
Tandem Garage Stalls	0		
Subtotal	353	1.50	Stalls / D.U.
Aprons	0		
Total Parking Stalls Provided	353	1.50	Stalls / D.U.

UNIT CO 1 BED 2 BED	137 (58%) 99 (42%)			
TOTAL	236			
Electric V	ehicle Charging ovided: 36 Stalls quired: 0 Stalls	(10% of provided parking)		
Future Electric Vehicle Stall Infrastructure Provided: 36 Stalls (10% of provided parking) Required: 36 Stalls (10% of provided parking)^				
Electrical panels sized to accommodate 72 EV Stalls (20% of provided parking)^				
^ Requirements from section 429 of 2018 IBC Washington State Amendment.				

PERMIT BLDG NAME	
Α	206 27TH AVE SE, BLDG J
В	206 27TH AVE SE, BLDG H
С	206 27TH AVE SE, BLDG G
D	206 27TH AVE SE, BLDG E
E	206 27TH AVE SE, BLDG C
F	206 27TH AVE SE, BLDG A
G	206 27TH AVE SE, BLDG B
Н	206 27TH AVE SE, BLDG D
CLUBHOUSE	206 27TH AVE SE, BLDG F

236 UNITS

NAME	ZZ TOTALLOT ADDICESS		1)	TYPICAL SIDEWALK WIDTH IS 6'		2'-6" STEP LOCATION	
A	206 27TH AVE SE, BLDG J		2) A MINIMUM CLEAR WIDTH OF 44" IS REQUIRED FOR ALL EXTERIOR ACCESSIBLE			2-0 STEP LOCATION	
В	206 27TH AVE SE, BLDG H			ROUTES PER WASHINGTON STATE AMENDMENT SECTION 1101.2.1	*	20' 18'	
С	206 27TH AVE SE, BLDG G		3)	SEE SHEET A3 FOR SITE ACCESSIBILITY STANDARDS		YPICAL TYPICAL CARRORT	
D	206 27TH AVE SE, BLDG E		4)	SEE CIVIL SITE PLAN PERMIT DRAWINGS FOR SPECIFIC UTILITY, ROAD AND		ANDARD COMPACT CARPORT STALL STALL LOCATION	
E	206 27TH AVE SE, BLDG C	GRADING INFORMATION		•••••	ACCESSIBLE ROUTE OF TRAVEL (A.R.T.)* RUNNING SLOPE NOT TO EXCEED 1:20		
F	206 27TH AVE SE, BLDG A	5) POOL TO BE UNDER SEPARATE PERMIT  6) ANY WALLS 4' OR HIGHER REQUIRE A SEPARATE CITY BUILDING PERMIT. SEE CIVIL PLAN SET FOR SITE WALL DETAILS.				CROSS SLOPE NOT TO EXCEED 1:48 RAMPS NOT TO EXCEED 1:12	
G	206 27TH AVE SE, BLDG B					FIRE HYDRANT LOCATIONS	
Н	206 27TH AVE SE, BLDG D				V FIRST DISCUSSIONS A		
HOUSE	206 27TH AVE SE, BLDG F					ELECTRIC VEHICLE CHARGING 1 STALL*	
					FE	FUTURE ELECTRIC VEHICLE CHARGING STALL INFRASTRUCTURE	
					$^{\perp}$ the ele	re electric vehicle stalls shall provide conduit from ectrical panel to either a pull box in the vicinity of esignated future electric vehicle charging locations	\ /

SITE NOTES

Initial Publish Date:

Date Plotted: 5-6-25 Job No.: Drawn By: 23-06 APT/HDM Sheet No.:

PRMU20240285